

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning and Economic Development Department, Planning Division

AGENDA DATE: Introduction: August 30, 2011
Public Hearing: September 20, 2011

CONTACT PERSON/PHONE: Arturo Rubio, (915) 541-4633, rubioax@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

SUBJECT:

An Ordinance changing the zoning of all of Lot 19, Block 2, Franklin Village Amending Plat, City of El Paso, El Paso County, Texas from R-3A (Residential) to R-MU (Residential-Mixed Use). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 6262 Transmountain Drive, Property Owner: Hilda Gastelum, PZRZ11-00032 (**District 4**).

BACKGROUND / DISCUSSION:

Staff Report is attached.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Reviewed
City Plan Commission (CPC) – **Approval Recommendation 5-0**

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Deputy Director, Planning and Economic Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF LOT 19, BLOCK 2 FRANKLIN VILLAGE, AMENDING PLAT, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO R-MU (RESIDENTIAL MIXED USE). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *all of Lot 19, Block 2, Franklin Village, Amending Plat, City of El Paso, El Paso County, Texas*, be changed from **R-3A (Residential)** to **R-MU (Residential-Mixed Use)**, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

MASTER ZONING PLAN

6262 Trans Mountain Master Zoning Plan Report for a Residential Mixed Use District

INTRODUCTION

This is a northeast mixed use development project that will provide new opportunities for retail and duplex and attached living units to the neighborhood. Consistent with the City’s effort to encourage mixed-use developments, this project will create affordable housing opportunities, further the integrity and character of the neighborhood and maximize existing blighted or vacant lots.

The site consists of approximately 1.1079 acres located within one platted parcel, bounded by Trans Mountain to the north and Railroad to the east and existing single family homes to the west and south. The developer and the architect of the project are locally owned and operated.

PURPOSE

The purpose of the RMU district is as follows: to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the City. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.” (El Paso Municipal Code 20.06.020.D.10)

Because both the residential and retail components of the project are designed to address immediate neighborhood needs, and are architecturally designed to enhance this neighborhood, the development fits squarely within the RMU purposes. The project will serve residents in the area. The proximity of the project to Fort Bliss and major arterials creates new housing and retail opportunities. Retail may be incorporated into the project to support not only the residents of the development, but the surrounding neighborhood.

Current Conditions

Currently, the subject property is zoned R-3A. The property was previously zoned C-4 prior to the zoning change to R-3A in 1997. The applicant is requesting a rezoning to RMU (Residential Mixed use) District. The 6262 Trans Mountain RMU Master Zoning Plan (MZP), transforms a currently vacant lot into a mixed-use community architecturally appropriate for the existing neighborhood context relative to use, massing, and character.

The RMU District and uses permitted per this report are in conformance with the proposed uses for the area.

Characteristics

Total Acreage: 1.1079 acres

Entire project is one lot

Density- Maximum Floor Area Ratio (FAR) of less than 1.5:1

Residential / Multifamily - Maximum of 20 units total, Maximum square feet of 5,000 per unit

Commercial / Retail / Office - Maximum of 10,000 square feet

Maximum proposed total Floor Area: 25,000 gross square feet

Lot dimensions- minimum of 207 ft (width) by minimum of 165 feet, 4 inches (depth)

Max width of lot -247 ft, 10 inches

Max depth of lot - 181 ft, 8 inches

Average width of lot - 252 ft

Average depth of lot - 173 ft, 6 inches

All building setbacks - 6 feet

Lot coverage-up to 100%

Height- Maximum height shall be restricted to 3 stories.

Buffers-opaque native landscaping

Parking- adequate parking will be provided and the development will comply with parking requirements.

Permissible land uses:

3.00- Educational, institutional & social uses

Adult day care center

Art gallery

Child care facility

Community Center, Convention Center

Library

Lodge

Museum

Orphanage, shelter

Studio, dance

Studio, music

Studio, photography

Youth organization (with/without living facility)

4.00- Office & research services

Automated Teller Machine (ATM)

Bank

Courier and message service

Credit union

Data processing center

Employment agency

Financial Institution

Office, medical

Office, professional/nonprofessional

School, arts and crafts
Studio, dance, music, photography

6.00- Medical & related uses

Assisted living facility
Clinic
Drug store
Intermediate care facility
Medical lab
Optical dispensary
Sanitarium

9.00- Parking & Loading

Garage or lot, parking, community/commercial/private
On-site loading
On-site parking

10.00- Personal services

Barbershop
Beauty Salon
Dry cleaning shop
Household goods repair
Laundromat, laundry
Locksmith
Personal goods repair
Shoe repair shop

11.00- Recreation, amusement & entertainment

Athletic facility (indoor)
Community recreational facility
Exercise facility (indoor)
Laser games center
Open space- common/public/private
Sauna, exercise room

13.00- Residential

No more than 20 units
Apartment (5 or more units)
Bed & Breakfast
Boarding House
Domestic storage
Guest, Employee Quarters
Home occupation uses
Hotel/Motel
Laundry room
Single-family attached dwellings

Duplex-family attached dwellings
Self storage warehouse

14.00- Sales, retail & wholesale

Bakery
Book Store
Boutique
Coin-operated vending machines (inside a building)
Convenience store
Delicatessen
Drug store
Electronic equipment repair
Flower shop, florist
Grocery
Hobby store
Ice cream parlor
Music store
Print & copy shop
Produce stand
Restaurant (drive-in or walk-up or sit-down)
Retail establishment
Specialty shop
Snow cone, shaved ice stand or trailer

15.00- Signs

On-premise advertising

16.00- Temporary uses

Mobile office-storage unit (related to construction operations)
Model dwelling

17.00- Towers & related structures

Solar conversion system (land use permitted by special permit)

19.00- Utility & miscellaneous governmental facilities

Public & private streets and ROW

Land uses permitted by special permit:

Solar conversion system

COMPREHENSIVE

This development achieves various goals under three of the Comprehensive Plan's major titles. This development achieves the Public Safety goal under Community Facilities of providing services, facilities and equipment to protect the health, safety and welfare of the residents of and

visitors to El Paso. Under the Land Use and City Form City-wide Land Use Goals and Policies, this development will be looked at as a benchmark in achieving a balanced and complete development containing a mix of land uses and densities. In addition, economic development including job opportunities will result from this development. The third area of goal achievement falls under the Urban Design. This development achieves the goal of promoting infill development that maximizes available land resources and will create a stronger and more attractive environment within the immediate area as well as in the broader City Limits.

PHASING

The first phase of this project which is anticipated to begin within 6 months and be completed within 8 months of its inception, is anticipated to be the land development and infrastructure. The second phase is expected to be the construction of residential nature. Contingent on financing, the planning for this phase is projected to start in 2011 and the majority of the construction completed within two years from construction commencement. The buildings will include at least two different uses.

MEMORANDUM

DATE: September 19, 2011

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Arturo Rubio, Senior Planner

SUBJECT: PZRZ11-00032

The City Plan Commission (CPC), on August 26, 2011 voted 5-0 to recommend **Approval** of rezoning subject property from R-3A (Residential) to R-MU (Residential-Mixed Use) and a Master Zoning Plan.

The CPC found that the rezoning and Master Zoning Plan is in conformance with the Plan for El Paso. The CPC also determined that the rezoning and Master Zoning Plan protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning and Master Zoning Plan will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

Planning Division received 1 letter in opposition to this request after the City Plan Commission hearing.

Attachment: Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00032
Application Type: Rezoning
CPC Hearing Date: August 25, 2011
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov
Location: 6262 Transmountain Drive
Legal Description: Lot 19, Block 2, Franklin Village, Amending Plat, City of El Paso, El Paso County, Texas
Acreage: 1.079 acres
Rep District: 4
Zoning: R-3A (Residential)
Existing Use: Vacant
Request: From R-3A (Residential) to R-MU (Residential-Mixed Use)
Proposed Use: Multi-Family Residential/Offices
Property Owner: Hilda Gastelum
Representative: Paul Gilcrease/TJ Karam

SURROUNDING ZONING AND LAND USE

North: R-5/sp (Residential/special permit)/Two-family dwellings C-4/sc/sp (Commercial/special contract/special permit/Vacant)
South: R-5/sp (Residential/special permit)/Vacant
East: M-1 (Light Manufacturing)
West: R-5 (Residential)/Two-family dwellings

Plan for El Paso Designation: Residential (Northeast Planning Area)

Nearest Park: Franklin Park (3,709 Feet)

Nearest School: Parkland Middle (920 Feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Neighborhood Pride Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 9, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-3A (Residential) to R-MU (Residential Mixed Use). The Master Zoning Plan shows a mixed use development of 20 multi-family dwelling units and a mix of 10,000 square feet of commercial use. A summary of the Master Zoning Plan is attached (attachment 4, pg. 7-10). The proposed access is from Transmountain Drive and Railroad Drive. The proposed development incorporates many smart growth principles.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-3A (Residential) to R-MU (Residential Mixed Use) and the Master Zoning Plan based on the compatibility with the comprehensive plan and the adjacent properties in the area. This development complies with the purpose of the R-MU District, and furthers the City Council direction to promote smart growth.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.
- d. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the R-MU (Residential Mixed Use) district to accommodate, encourage and promote innovatively designed developments involving neighborhood-serving residential and commercial land uses, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for developments that are intended by their size and nature of operation to provide service to a neighborhood. It is intended that the district regulations permit uses that are compatible with the residential areas that the uses serve, and allow flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **approval**.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

No objections.

Department of Transportation

1. No objection to rezoning. Proposed change in zoning will not create a substantial increase in traffic.
2. Sidewalks, curb, gutter and any necessary ramps will be required around the property.
3. Coordinate street layout and cross-section with Department of Transportation.
4. Recommend landscaping, vegetation, and irrigation system be provided on parkway area along the perimeter of Transmountain Drive and Railroad Drive. Coordinate with Department of Transportation for continuing landscaping to include area abutting the pond.

Notes: All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Fire Department

No comments received.

EPWU/PSB

1. EPWU does not object to this request.
2. EPWU requests coordination with the Owner/Developer to determine if the water and sanitary sewer extensions will be public or private.

EPWU-PSB Comments

Water

3. There is an existing 8-inch diameter water main that extends along the 25' PSB Easement and Maintenance Road adjacent to the southern boundary of the subject property (6262 Transmountain Drive). This water main is available for service.
4. Previous water pressure tests from fire hydrant # 9344 located along the 25' PSB Easement and Maintenance Road at the southeast corner of the subject property (6262 Transmountain Drive) have yielded a static pressure of 90 (psi) pounds per square inch, a residual pressure of 84 (psi) and a discharge of 1061 gallons per minute (gpm).
5. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main that extends along the 25' PSB Easement and Maintenance Road adjacent to the southern boundary of the subject property (6262 Transmountain Drive). This sanitary sewer main is available for service.

General:

7. Application for new water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

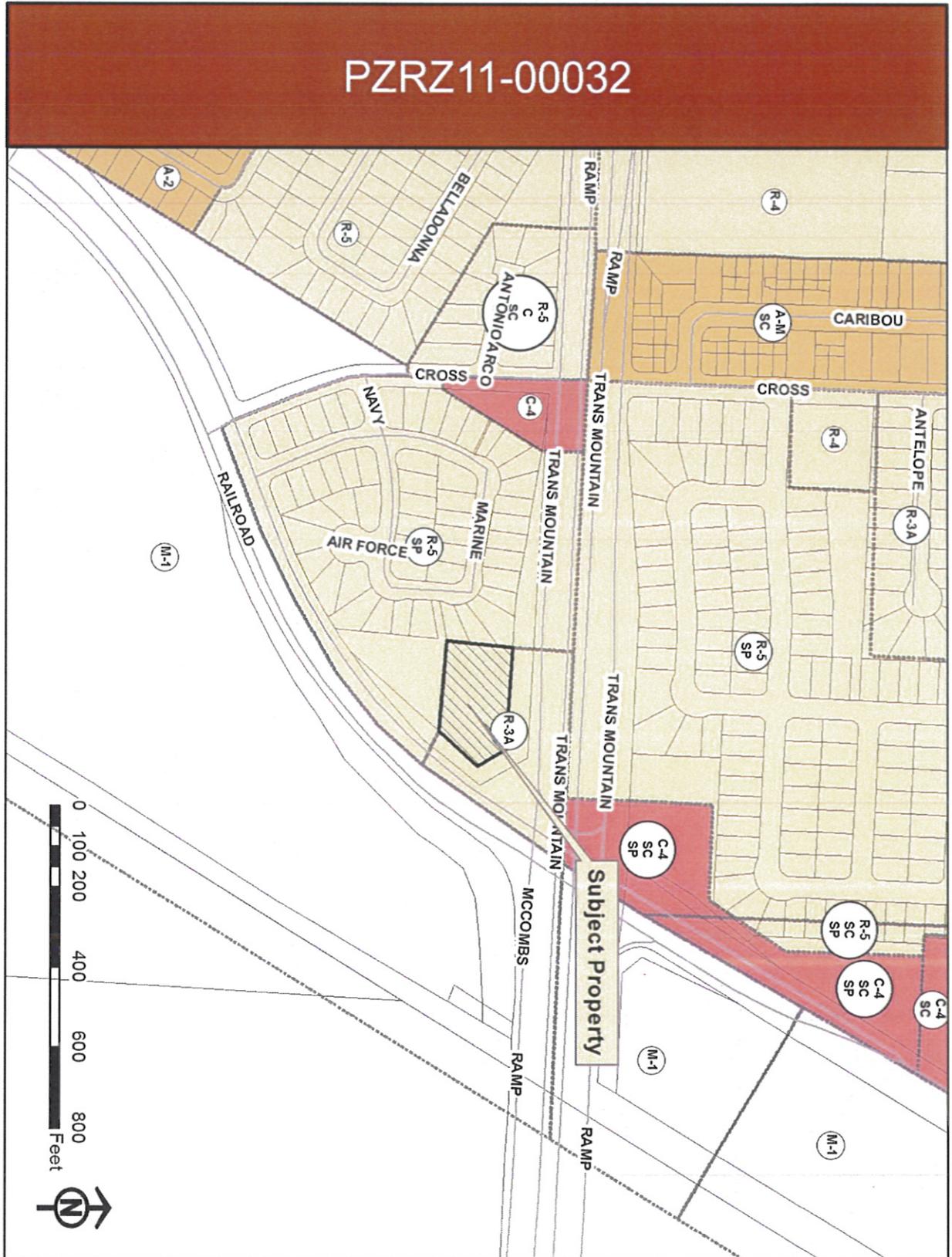
1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

Attachments:

- Attachment 1: Zoning Map
- Attachment 2: Aerial Map
- Attachment 3: Master Zoning Map
- Attachment 4: Master Zoning Plan

ATTACHMENT 1: ZONING MAP

PZRZ11-00032



ATTACHMENT 2: AERIAL MAP

PZRZ11-00032



ATTACHMENT 4: ASTER ZONING PLAN

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Community Center, Convention Center
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Orphanage, shelter
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4.00- Office & research services

Automated Teller Machine (ATM)
Bank
Courier and message service
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PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

CITY CLERK DEPT.

2011 SEP -6 PM 2:26

To Whom it may Concern,

September 2nd, 2010

My wife Sylvia and I live at 9991 Marine Circle in El Paso, Texas. We are 100% opposed to changing the zoning of Lot 19, Block 2, Franklin Village Amending Plat from a residential zone to a commercial zone. We are parents of two children, and we would not appreciate having our family subject to some company whose business operations would endanger the peace and quiet that we presently enjoy in our area. Furthermore, we do not believe that interests for personal gain and profit should change the minds of our paid politicians who supposedly are in office to defend our rights to pursue life, liberty, and happiness.

Thank you for considering our voice and opinion concerning this pending issue.

Sincerely,

A handwritten signature in cursive script that reads "James Campana". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

James Campana

9991 Marine Circle, El Paso, TX 79924

(915)471-8866